

## 254m<sup>2</sup> Office for Sale in Nicosia District

- 5 Offices
- 2 W/C
- Covered Areas 254m<sup>2</sup>
- 3 Parking Spaces
- Kitchenette
- Lobby
- Conference Room
- 9th Floor
- Close to several amenities



The office on the 9th floor has a total area of 254m<sup>2</sup>.

It consists of a lobby area, 5 offices, a conference room, 2 toilets and a kitchenette. It has the right to use 3 parking spaces on the 1st level of basement.

### Property Info

### Plot / Area Info

Covered Area **254**

### Additional info

Reference Number **12687**

Property type **Office**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.171739587051 / 33.363482324238**

## Price: €550 000 + VAT

VAT for this property is **€59,028** or **€104,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 165.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€1 300 000 on Jul 2, 2025  
€550 000 on Feb 4, 2026



